



MINUTES
CITY COUNCIL - 2026 STREET PROJECTS IMPROVEMENTS HEARING
MAPLE PLAIN CITY HALL
January 20, 2026
7:00 PM

1. WELCOME

PRESENT: Mayor Julie Maas-Kusske; Councilmember Mike DeLuca; Councilmember Connie Francis; Councilmember Andrew Burak; Councilmember Rochelle Arvizo

STAFF PRESENT: City Administrator Jacob Schillander; City Engineer David Martini; Assistant City Administrator Kevin Larson

2. CALL TO ORDER

Mayor Julie Maas-Kusske called the meeting to order at 7:00 PM

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

Councilmember Francis made a motion to adopt the meeting agenda. Seconded by Councilmember DeLuca.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Francis, Councilmember Burak & Councilmember Arvizo.

Motion Passed 5-0

5. NEW BUSINESS

City Administrator Schillander explained that the hearing was held pursuant to Minnesota Statutes Chapter 429.031 The purpose was to receive public comment on the proposed 2026 Industrial Street Improvement Project and 2026 Downtown Street Reconstruction Project, including scope, design, access, timing, impacts, and overall necessity. This hearing was not the assessment hearing; assessment amounts, special benefit, and appeal rights would be addressed at a separate assessment hearing later in 2026.

A. 2026 Industrial Street Project Public Hearing

Staff Presentation

City Engineer David Martini presented the project consistent with the hearing packet.

Introduction / Background

On October 27, 2025, the City Council authorized preparation of a feasibility study to

analyze improvements to Industrial Street from Budd Avenue to the east cul-de-sac. The study evaluated existing pavement and watermain infrastructure and provided proposed improvements, itemized cost estimates, cost apportionment, and a preliminary assessment roll.

Need for Improvements

Most improvements were originally constructed in 1965, with the street extended in 1989. The pavement can be renewed through mill and overlay. Due to corrosive soils, the watermain (particularly the west block 6-inch cast iron pipe) has deteriorated and is subject to breaks. Replacement and upsizing to 8-inch PVC is recommended to improve reliability and fire flow.

Proposed Improvements

Proposed work includes mill and overlay of the pavement, minor curb and drainage repairs, and watermain replacement using trenchless pipe-bursting methods to reduce surface disturbance. The watermain replacement is proposed from Budd Avenue to Poplar Avenue, with the newer segment east of Poplar Avenue remaining in place.

Assessment Methodology and Costs

Consistent with City policy, 35 percent of watermain costs are proposed to be assessed on a front-footage basis to properties served by the utilities. Non-assessable items (including mill and overlay, minor curb and drainage work, and non-benefiting frontage) are proposed to be paid by the City. The total estimated project cost is \$432,375, with an estimated water assessment rate of \$66.71 per front foot for applicable properties.

Schedule / Next Steps

Notices were mailed and published, and an open house was held on January 6, 2026. Following this hearing, the City Council is scheduled to consider a resolution ordering improvements on January 26, 2026, with bidding, construction, and a final assessment hearing anticipated later in 2026.

Council Questions and Discussion

There were no questions or discussion from the Council.

Public Hearing

Councilmember Francis motioned to open the public hearing, seconded by Councilmember Burak.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Francis, Councilmember Burak & Councilmember Arvizo.

The motion passed 5-0.

The public hearing was opened at 7:10 PM

No public comments were made.

Councilmember DeLuca motioned to close the public hearing, seconded by Councilmember Francis.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Francis, Councilmember Burak & Councilmember Arvizo.

The motion passed 5-0. The public hearing was closed at 7:11 PM

B. 2026 Downtown Street Project Public Hearing

Staff Presentation

City Engineer David Martini presented the project consistent with the hearing packet.

Introduction / Background

On October 27, 2025, the City Council authorized preparation of a feasibility study to analyze improvements to Main Street East, Pioneer Avenue, Delano Avenue, Maple Avenue, Marsh Avenue, Spring Avenue, and the fire station parking lot. All existing infrastructure elements were evaluated, and the study included proposed improvements, cost estimates, cost apportionment, and a preliminary assessment roll.

Need for Improvements

Based on limited as-built information, infrastructure was constructed between the 1930s and 1960s. Pavements have deteriorated beyond the effectiveness of traditional maintenance. Several streets lack curb and gutter, Pioneer Avenue is undersized, watermain have deteriorated due to corrosive soils, and sanitary sewer consists largely of clay pipe susceptible to infiltration.

Proposed Improvements

The project proposes full reconstruction of Main Street East, Pioneer Avenue, Delano Avenue, and Maple Avenue; mill and overlay of Marsh Avenue and Spring Avenue; replacement of watermain, sanitary sewer, and services within reconstructed rights-of-way; addition and replacement of storm sewer and stormwater quality treatment; sidewalk replacement and additions including a trail connection on Pioneer Avenue; streetscaping and lighting; burial of overhead power in redevelopment areas; and replacement of the fire station parking lot. Removal of a portion of Budd Avenue between Main Street and Highway 12 is proposed to improve safety.

Assessment Methodology and Costs

Consistent with City policy, 35 percent of street and storm sewer costs are proposed to be assessed on an adjusted front-footage basis, and 35 percent of utility costs on a unit basis. Non-assessable items include mill and overlay on Marsh and Spring Avenues, sidewalk, lighting, underground power, the fire station parking lot, Budd Avenue removal, and non-benefiting frontage. The total estimated project cost is \$5,895,745, with assessment rates summarized in the packet.

Schedule / Next Steps

An open house was held on January 6, 2026. Following this hearing, the City Council is scheduled to consider a resolution ordering improvements on January 26, 2026. Bidding and construction are anticipated in 2026, with a final assessment hearing proposed for fall 2026.

Council Questions and Discussion

There were no questions or discussion from the Council.

Public Hearing

Councilmember DeLuca motioned to open the public hearing, seconded by Councilmember Burak.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Francis, Councilmember Burak & Councilmember Arvizo.

The motion passed 5-0.

The public hearing was opened at 7:24 PM

Bill McGarry, representing McGarry's Pub, expressed support for the project and requested consideration of construction timing and maintaining parking and access, particularly near Budd Avenue and library parking during construction.

Max Blossey, representing Magnolia Properties, LLC (5210 Main Street East), raised concerns regarding proposed removal of access points and on-street parking adjacent to the property, stating the current design would eliminate access and significantly reduce parking availability. The comments were directed toward project design and access impacts.

Judy Sutherland (5265 Main Street East), representing her daughter Betsy Sutherland, raised concerns of limited parking during the construction and inquired about designated parking during construction. In regards to the closing of Budd Ave., Mrs. Sutherland also posed the question of how do we get the semi's to the businesses in the industrial park area.

Mike Tulkke (5354 Main Steet East), stated in the cost benefit ratio, he did not see the benefit of making these investments to his property.

Councilmember DeLuca motioned to close the public hearing, seconded by Councilmember Francis.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Francis, Councilmember Burak & Councilmember Arvizo.

The motion passed 5-0. The public hearing was closed at 7:35 PM

6. ADJOURNMENT

Councilmember DeLuca made a motion to adjourn. Seconded by Councilmember Francis.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Francis, Councilmember Burak & Councilmember Arvizo.

Motion passed 5-0

Council Adjourned at 7:35 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:

A handwritten signature in black ink, appearing to read 'JWS', is written over a horizontal line.

Jacob W. Schillander
City Administrator

DRAFT